

Ohio Township Planning Commission
December 18, 2023

Members Present: Brian Krul, Russ Huffmyer, Kim Gallucci, John Zwierzynski, Tom Heinsberg, Renae Daniels-Simmons and Shawn Wingrove (LSSE)

Members Absent: Tom Larkin

Call to Order: 6:00pm

Approval of Minutes from July 17,2023 Meeting

A motion was made by John Zwierzynski, seconded by Renae Daniels-Simmons to approve the 7/17/23 Planning Commission Meeting minutes. The motion passed unanimously.

1) 105 McAleer Road minor subdivision

No representation was present regarding the 105 McAleer minor subdivision. Preliminary & Final approval discussed. Motion made by Kim Gallucci, seconded by John Zwierzynski. Approved unanimously.

2) Christ Church Conditional Use & Preliminary & Final Subdivision

Ashley Roethlisberger was present from Christ Church. Donna Hudson was present via phone as the project manager for Christ Church, Anna Conley from Watermark (official sponsor now of Christ Church), Mark Reidenbach & Ms. Schwab from Gateway Engineers were present on behalf of the Christ Church Subdivision and Conditional Use. Christ Church owns both parcels (Christ Church and the John Guest Subdivision) and is requesting a line lot revision. In the future, they would like to add another building for church activities. Specifically, Watermark has sponsored Christ Church with the intent to help with Christian education such as supporting homeschooling. Christ Church has resolved the issues of the 50ft right of way and set back off of Duff Road, for the preliminary and Final approval. Regarding the Conditional use, there are still some issues that need to be addressed, including but not limited to results from the traffic engineer/ traffic study. Christ Church would like to table the Conditional use application right now until the results of the studies are completed.

A motion was made for Christ Church Preliminary and Final Subdivision approval contingent upon addressing comments by LSSE Engineers by Russ Huffmyer, seconded by Kim Gallucci. Unanimously approved. The Conditional Use application was tabled for a later date.

3) Wendy's – Joseph Lane – Preliminary & Final Land Development

John Garczewski and Scott Kelly from Gateway Engineers were present on behalf of Silken Gold Development for the proposed Wendy's development. They previously requested and were granted zoning variances by the Zoning Board in March of 2023, which has allowed them to move forward.

The planning Commission had questions regarding traffic including patterns and parking that could affect pedestrian and traffic safety. Concerns were raised regarding parking on the curb of Joseph's Lane. Discussions involving sidewalk/ walking paths or bike lanes to AHS and/or surrounding neighborhoods to help lighten the vehicle load. There was also discussions regarding how the traffic would affect the light at the intersection of Joseph's Lane & Camp Horne Road. The PC thought a protected left turn at the light might be necessary. Silken Gold is willing to work with the Township to mitigate any traffic/ safety concerns.

Preliminary & Final Approval Land Development for a proposed Wendy's on Joseph's Lane was granted contingent upon transportation issues, traffic study approval and LSSE's comments being addressed. The motion was made by Russ Huffmyer and seconded by Tom Heinsberg. The motion passed unanimously.

Public Comment: None

A motion to Adjourn was made by Renae Daniels-Simmons and seconded by Kim Gallucci. The motion passed unanimously, and the meeting was adjourned at @ 6:50pm.